








1/11 Pioneer Parade, Banora Point

# SOLD BY PAUL SHEEHAN

PLEASE NOTE ALL INSPECTIONS ARE IN NSW EDST
This beautifully presented front duplex offers more than just a home - it offers flexibility, comfort, and the opportunity to shape your lifestyle your way.
Upstairs, natural light fills the inviting open-plan living and dining space, with A/C and ceiling fan, creating a warm and welcoming atmosphere from the moment you arrive. The renovated kitchen sits at the heart of the home, connecting effortlessly to the living area - perfect for slow Sunday mornings, relaxed dinners with friends, or simply unwinding at the end of the day.

Two generously sized bedrooms are positioned privately on the upper level, serviced by a recently renovated well-appointed central bathroom. It's a practical, easy-living layout designed for comfort and low maintenance.

Downstairs is where the opportunity truly unfolds.
With its own separate access, the self-contained granny flat provides incredible flexibility. Whether it's a private retreat for extended family, space for guests,  currently used as a quiet work-from-home sanctuary, it was until recently an additional income stream to help ease the mortgage - the choice is yours.

3 2 1

**FOR SALE**
$1,020,000 - $1,120,000

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Imagine living upstairs while generating rental income below. Or offering independent space for a teenager or parents while keeping everyone close. This is a home that adapts as life evolves. This home has been loved by a young family who are up sizing and would like to hand over the reigns to the next deserving purchaser

Here are some of the many benefits that await the astute purchaser:-

- Ocean views and breezes
- Recently renovated kitchen, main bathroom, laundry, new flooring, freshly painted
- Kitchen with tiled splash back electric cook-top, exhaust fan, double sink, wall oven and microwave nook, dishwasher plenty of bench and cupboard space
- Two light-filled bedrooms upstairs with built in robes and ceiling fan for added comfort
- Renovated bathroom with separate large deep bath, separate shower, double vanity floor to ceiling modern tiling
- Open-plan living and dining filled with natural light A/C, ceiling fan leads out to the under-covered deck to relax and take in the ocean views
- Private, self-contained granny flat downstairs -ideal for rental income or multi-generational living, A/C unit with kitchenette, bathroom with separate shower, toilet and single vanity
- Covered front deck with easy care flooring and glass balustrades
- Internal laundry with easy access to the clothes line
- Low-maintenance duplex lifestyle
- Remote single lock up garage with plenty of under home storage
- Gazebo to relax
- LED lighting throughout
- Easy care flooring throughout the upstairs living areas
- Blinds and curtains in the upstairs living areas
- Rates $770.70 per quarter
- Shared water and building insurance
- 900m to Banora public school
- 2 minutes to club Banora and local shops with specialty stores
- 4 minutes to the shopping centre, Bunnings, Harvey Norman to name a few
- 9 minutes to Dry Dock Road boat ramp
- 11 minutes to Kingscliff and Fingal
- 12 minutes to the Gold Coast International Airport. Coolangatta beaches, shops, restaurants, cafe's, movies
- 13 minutes to Husk, Tumbulgum
- 25 minutes to Murwillumbah
- 45 minutes to Byron Bay
- 90 minutes to Brisbane

Flexible and welcoming, this Banora Point home offers not just a property purchase - but a lifestyle opportunity.

Come to the scheduled open homes
There is a virtual tour available upon request
PLEASE leave your best contact number and name when making any enquiry
The successful purchaser will be responsible for their own building and pest inspection reports

Disclaimer:
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information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

## MORE DETAILS

| | |
|---|---|
| Property ID | M5SHEZ |
| Property Type | House |
| Including | Air Conditioning |
| | Toilets (2) |
| | Balcony |
| | Deck |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Secure Parking |
| | Remote Garage |
| | Liveability |











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